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CareCapital Group Plc
("CareCapital" or "the Company")

Investment and Development Programme in Germany

Second Acquisition Completion

CareCapital Group Plc, the healthcare real estate company that listed on AIM in August (CARE), announces that it has acquired its second major medical facility situated to the South East of Berlin as part of its initial €35 million investment and development programme in Germany.

The investment, at an acquisition cost of € 4.2 million, is a 2,850 sq m medical facility housing 25 tenants including consultants, an orthopedic rehabilitation unit, a pharmacy and other healthcare related retailers.

The acquisition includes an adjoining development site, acquired at a nominal cost, on which the development of an additional 1,000 sqm medical facility is to be commenced immediately.

The net rental yield is 7.9% and is expected to be enhanced by the additional development on the adjoining site.

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